



Las Vegas

PLANNING LAS VEGAS AS A WORLD-CLASS CITY

GROWTH WATCH

Two Historic Properties Make State and National Names for Themselves

The Spanish Colonial Revival style El Cortez Hotel & Casino, located in downtown Las Vegas at Sixth and Fremont streets, was designated on the National Register of Historic Places on Feb. 13, 2013. The original portion of the property facing Fremont Street opened in 1941 and soon became the premiere hotel and casino in downtown. The popularity of the hotel and casino helped maintain downtown's status as the heart of the community until the 1950s when the Strip's success began to outpace downtown. The original portion of the casino looks very much like it did the day it opened. El Cortez is the oldest continuously operating casino in Nevada designated on the National Register. The National Register is the official list of the Nation's historic places worthy of preservation. The city of Las Vegas is home to 22 districts, buildings, structures and sites listed on the National Register.

Lorenzi Park, located on Washington Avenue and Twin Lakes Drive, was listed on the State Register on Dec. 6,



El Cortez Hotel & Casino



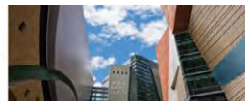
Lorenzi Park

2013. Listing in the State Register is an honor and provides recognition of the property's contribution to Nevada's cultural heritage. The park has been a site of importance throughout Las Vegas history since 1926 when David Lorenzi opened Lorenzi's Lake Park. The addition of a motel to the site in 1949 links the site to the larger histories of dude ranching and divorce in Nevada. The motel played an important role as divorce seekers obtained their required six-week residency in Nevada. The motel also hosted visitors from around

the country seeking a real "Western" experience, offering horseback riding, rodeo events, fishing, and authentic food. Finally, scientists working at the Nevada Test Site called the motel home when housing was scarce in the city. The remaining motel buildings, continued park recreation and fishing in the two lakes create an important glimpse of the past. The property is also listed as an historic district on the city's Historic Property Register for its association with local recreation and tourism. ^{GW}

Winter/Spring 2013-14 • INSIDE THIS ISSUE

Planning Eliminates Pre-Application Deadlines 2	SNRPC Regional Fruit And Vegetable Plant List 3	4th Quarter Charts 4-5
Southern Nevada Strong 2	Civil Penalties 3	2013 Population Estimate 6



Planning Eliminates Pre-Application Conference Request Deadlines and Associated Paper Form

Over the past few years, the Development Services Center of the city of Las Vegas has been working to reduce review and process times for the various services it provides. The Department of Planning is continuing those efforts by eliminating deadlines to submit a request for a Pre-Application Conference. Previously, applicants were directed to submit these requests 20 to 21 days prior

to the closing date for formal applications for Planning Commission. If an applicant missed the deadline, it could mean a delay of up to 30 days to get their project on an agenda for Planning Commission. Removing the deadline means an applicant can submit for a Pre-application Conference at any time. For applicants who are familiar with the process and have their plans ready to go, they can have a Pre-application Conference and then submit their formal application the day before Planning Commission application closing day. This potentially saves the applicant 15 to 30 days of time.

Planning is also continuing its efforts to reduce paper and decrease process times by no longer taking faxed or paper requests for Pre-Application Conferences. Paper requests take additional steps to process as the paper request is moved from one desk to the next. Electronic

requests move at the click of a button and do not sit at a desk waiting to be moved through the process. For our customers who do not have access to a computer, computer stations have been located on the first floor of the DSC to provide access to our CLVEplan system so they can submit their request electronically. [G_W](#)



Southern Nevada Strong Demonstration Site



The Las Vegas Medical District is serving to demonstrate the value of creating a sustainable place.

Southern Nevada Strong (SNS) is a collaborative regional planning effort, funded by a \$3.5 million dollar grant from the US Department of Housing and Urban Development (HUD). It provides the resources to conduct in-depth research and community engagement efforts to look at issues facing our community and

propose collaborative solutions. SNS seeks to build a foundation for long-term economic success and community livelihood by better integrating reliable transportation, housing and job opportunities throughout southern Nevada.

In November of 2013, the SNS Consortium Committee selected the Las Vegas Medical District as one of four "demonstration" sites located in southern Nevada. Demonstration sites are intended to help jump start development and improve the community's understanding of how planning can better connect jobs, transportation, and housing. The opportunity sites benefit specific neighborhoods and the region as a whole by attracting economic development opportunities and improving quality of life. These sites will demonstrate the value and benefits of concentrating investment along priority transportation corridors and creating vibrant, sustainable places. Upon its adoption as part of the SNS

regional plan, this comprehensive analysis will provide the city with direction and implementation strategies for the future development of the Medical District. The following items are expected to be included in the final report:

- Economic analysis
- Transit-supportive land use maps
- Vision and citizen outreach results
- Site analysis
- TOD design recommendations
- Marketing and developer outreach plans
- Implementation strategies

In addition to the Medical District, demonstration site analysis will also be conducted for Downtown North Las Vegas, the Boulder Highway corridor and the Maryland Parkway Corridor. SNS is in its third and final year and it is anticipated that the demonstration site analysis should be completed by September 2014. Adoption of the entire SNS regional plan is expected by February 2015. [G_W](#)



SNRPC Regional Fruit and Vegetable Plant List



In 2011, the Southern Nevada Regional Planning Coalition's (SNRPC) Regional Urban Forestry Work Group developed the Regional Plant List. The list is a guide which was developed in order to assist residents, property owners, and members of the development community make informed decisions about the plants they choose. In January 2012, the work group developed the *Recommended Best Practices For Urban Trees In Southern Nevada*, a document intended to promote good tree planting practices throughout southern Nevada to ensure that trees in urbanized areas thrive, grow to full maturity and provide the maximum benefit to our communities. As a companion item to those documents, the city of Las Vegas Department of Planning has taken the lead on developing the SNRPC Regional Fruit and Vegetable Plant List that is intended for Southern Nevada residents and community gardeners to make informed decisions when selecting and planting edible gardens.

Policy FP 1.2.2 of the *City Of Las Vegas Food Access Policy Guide* directed the Department of Planning to create a list of suggested fruit and vegetable crops intended to minimize

water usage. Guided by this directive, the Department of Planning took the lead and worked with various horticultural experts and the work group to create a comprehensive list of fruits and vegetables that can be grown in southern Nevada. The end result is a comprehensive fruit and vegetable list for residents and gardeners of all municipalities within Southern Nevada. The list is not intended for commercial crop production, rather it is intended to assist gardeners of all skill levels.

Additionally, the list recommends best practices. Most successful gardeners in the region will utilize raised beds for planting, as native soils contain high salt levels and low organic matter. Raised beds tend to be easier to create and maintain than digging in and amending native alkaline soils. Mulch is also a best practice for success, as a layer of organic mulch helps control soil temperatures, conserve water usage and regulate weeds.

The list was adopted by the SNRPC in January 2014 and can be viewed at www.lasvegasnevada.gov/files/SNRPC_Fruit_and_Vegetable_List.pdf. This comprehensive list is a first for the Las Vegas valley and a valuable tool for every fruit and vegetable gardener. *GW*

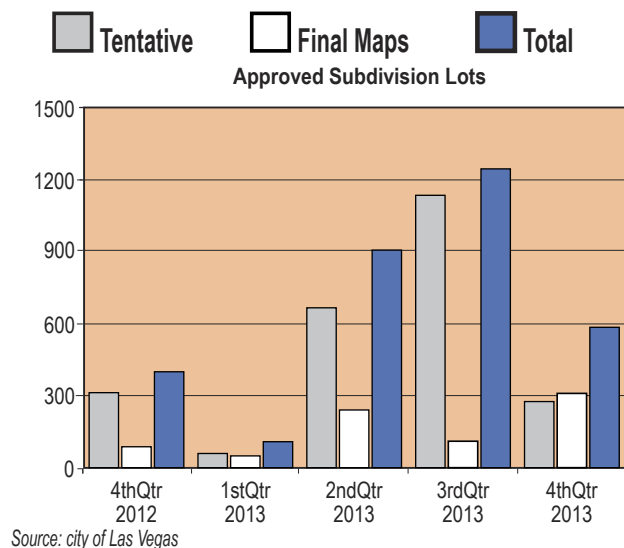
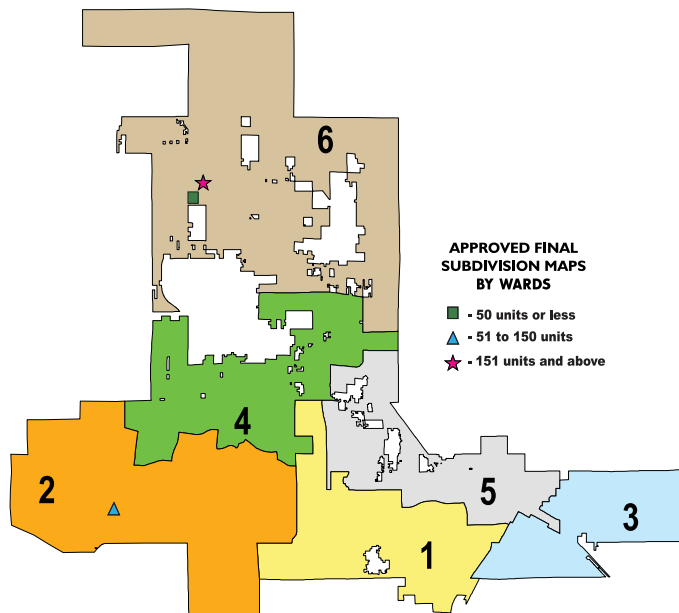
Civil Penalties

Business Licensing has implemented a civil penalty process that will relieve the City Attorney's Criminal Division and Municipal Court from the time consuming burden of processing business license misdemeanor cases in the Municipal Court system. This additional tool added to Las Vegas Municipal Code (LVMC) Title 6 does not eliminate the ability to issue criminal misdemeanor citations but allows for a timely expedited due process.

On March 20, 2013, City Council adopted the ability to assess civil penalties for all violations of LVMC Title 6. This addition to Title 6 authorizes the city to treat licensing violations under LVMC Title 6 as civil violations subject to civil penalty rather than proceeding by means of a criminal misdemeanor prosecution, and establishes procedures for the processing and disposition of notices of violation.

Violations can include anything from unlicensed business activity to not meeting the conditions placed on a business license. Civil penalties start at \$250 for the first offense and then increase to \$500 for each offense after for the same recurring violation. The civil penalty is similar to a parking ticket in the sense that the defendant can pay the fine or appeal the ticket to the hearing officer. If the defendant chooses to be heard by the hearing officer they may contact the business license support staff and will be placed on the schedule. The hearing officer's decision is final.

Although it is the goal of Business Licensing to educate and assist good businesses to prosper, it is also important to address those business operators that continually fail to meet code compliance with Title 6. Fairness and consistency brings a healthy business environment. *GW*



Center For Business And Economic Research's (CBER) Leading Index Predicts Growth For Early 2013

"CBER's *Southern Nevada Coincident Index* represents the current state of the Southern Nevada economy using two series that measure Las Vegas Metropolitan Statistical Area employment. CBER's *Southern Nevada Leading Index* uses local, regional, and national variables to predict movement in the coincident index four to six months in advance.

For the great recession, the coincident index peaked in January 2008 and reached its lowest point in September 2010. The leading index peaked in July 2007 – six months before the coincident index and reached its bottom in February 2010 – seven months before the coincident index started recovery.

CBER's *Southern Nevada Coincident Index* increased for November 2013. Year-over-year the index is up by 1.99 percent. CBER's *Southern Nevada Leading Index* also increased for the month, benefiting from gains in three of its four components. Year-over-year, the leading index is up by 2.72 percent.

Leading Economic Indicators				
SERIES	DATE	LATEST PERIOD	CHANGE PREVIOUS PERIOD	CHANGE YEAR AGO
Arizona Index	Nov-13	755.41	0.21%	2.21%
California Index	Nov-13	593.43	0.27%	3.18%
S&P 500 Index	Nov-13	1,823.38	4.00%	27.95%
McCarran Total Passengers	Nov-13	\$ 3,472,711	-0.31%	0.06%
OVERALL INDEX CHANGE		704.24	0.27	2.72%
Coincident Index				
SERIES	DATE	LATEST PERIOD	CHANGE PREVIOUS PERIOD	CHANGE YEAR AGO
Las Vegas MSA Nonfarm Employment	Nov-13	\$ 851,466	0.69%	2.56%
Las Vegas MSA Household Employment	Nov-13	\$ 899,996	0.82%	1.38%
OVERALL INDEX CHANGE		375.48	0.76%	1.99%

Source: UNLV Center for Business and Economic Research, January 2014

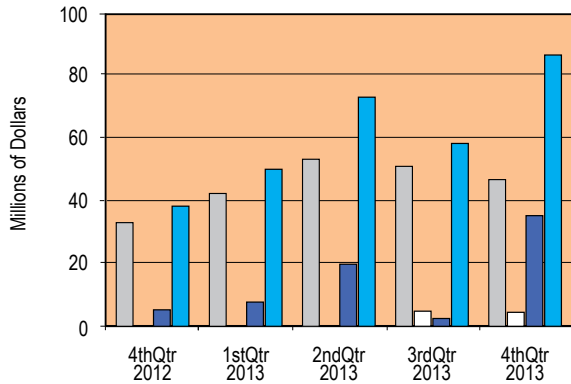
Changes in CBER's three other indexes for Southern Nevada were as follows:

- CBER's Clark County Business Activity Index increased for the month, and it is faring better than in November 2012.
- CBER's Clark County Tourism Index rose in October and is above its level from last year.
- CBER's Clark County Construction Index decreased for the month but remains up year-over-year."



Single Family
 Multi-Family
 Commercial
 Total

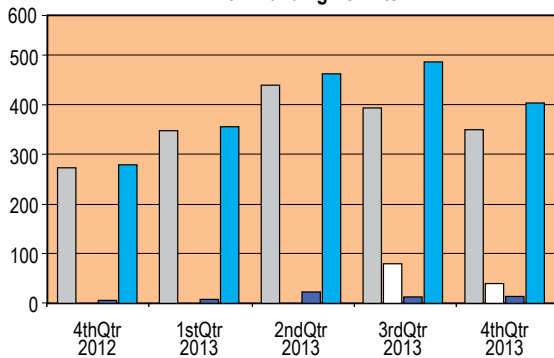
New Permit Valuation



New Permit Valuation

	Single Family	Multi-Family	Commercial	Total
4th Qtr-2012	\$ 33,010,036	\$ -	\$ 5,246,280	\$ 38,256,316
1st Qtr-2013	\$ 42,299,745	\$ -	\$ 7,708,097	\$ 50,007,842
2nd Qtr-2013	\$ 53,200,584	\$ -	\$ 19,766,830	\$ 72,967,414
3rd Qtr-2013	\$ 50,937,698	\$ 4,394,400	\$ 2,484,900	\$ 58,231,363
4th Qtr-2013	\$ 46,715,023	\$ 4,450,000	\$ 35,234,500	\$ 86,399,523
% Chg Last Qtr	-8.3	-7.5	1317.9	48.4
% Chg Last Year	41.5	100.0	571.6	125.8

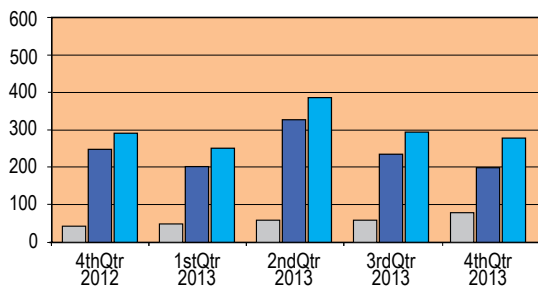
New Building Permits



New Building Permits

	Single Family	Multi-Family	Commercial	Total
4th Qtr-2012	274	-	6	280
1st Qtr-2013	349	-	8	357
2nd Qtr-2013	441	-	23	464
3rd Qtr-2013	395	80	13	488
4th Qtr-2013	351	40	14	405
% Chg Last Qtr	-11.1	-50.0	7.7	-17.0
% Chg Last Year	28.1	100.0	133.3	44.6

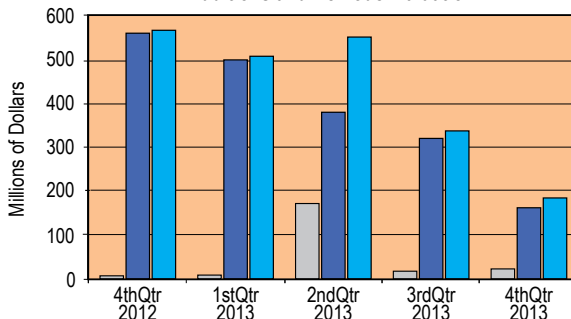
Additions and Remodels



Additions and Remodels

	Single Family	Commercial	Total
4th Qtr-2012	43	248	291
1st Qtr-2013	49	202	251
2nd Qtr-2013	59	327	386
3rd Qtr-2013	59	235	294
4th Qtr-2013	79	199	278
% Chg Last Qtr	33.9	-15.3	-5.4
% Chg Last Year	83.7	-19.8	-4.5

Additions and Remodel Valuation



Additions and Remodel Valuation

	Single Family	Commercial	Total
4th Qtr-2012	\$ 667,750	\$ 56,370,885	\$ 57,038,635
1st Qtr-2013	\$ 834,050	\$ 50,242,695	\$ 51,076,745
2nd Qtr-2013	\$ 17,266,324	\$ 38,220,406	\$ 55,486,730
3rd Qtr-2013	\$ 1,726,066	\$ 32,215,439	\$ 33,941,505
4th Qtr-2013	\$ 2,251,668	\$ 16,294,839	\$ 18,546,507
% Chg Last Qtr	30.5	-49.4	-45.4
% Chg Last Year	237.2	-71.1	-67.5

Source: city of Las Vegas (including subdivision information)



2013 Population Estimate

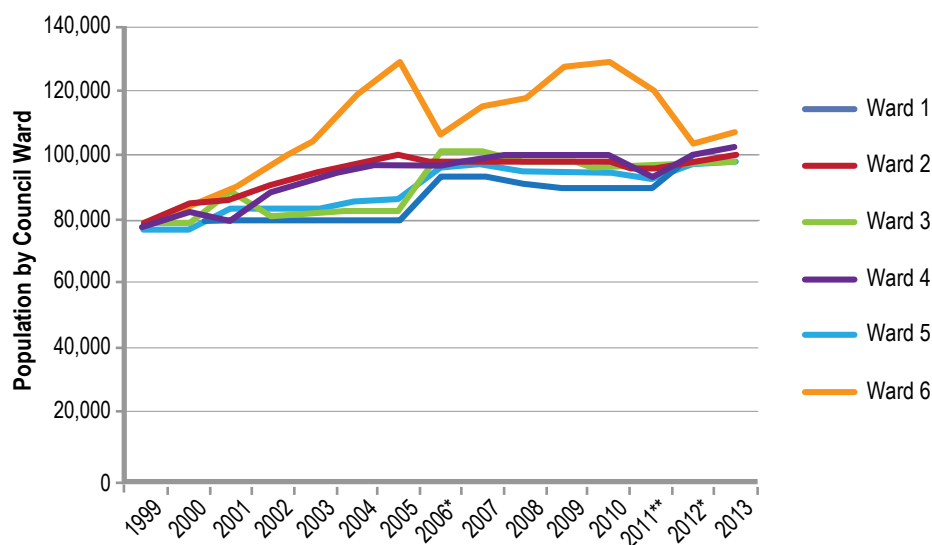


Council Ward	2012 Population	2013 Population	Change 11-12	% Change 11-12
Ward 1	99,239	100,723	1,484	1.50%
Ward 2	98,643	100,215	1,572	1.59%
Ward 3	96,362	97,832	1,470	1.53%
Ward 4	99,824	102,218	2,394	2.40%
Ward 5	97,093	98,654	1,561	1.61%
Ward 6	103,133	107,121	3,988	3.87%
Total	594,294	606,762	12,468	2.10%

Data Source: City of Las Vegas Department of Planning

The city's July 1, 2013 population estimate is 606,762. The population increased by 12,468, representing a 2.10 percent increase from last year's estimate of 594,294. This estimate takes advantage of dwelling unit counts current as of June 30, 2013, and also updated occupancy numbers from the U.S. Census Bureau and Nevada

Energy Company (NV Energy). The estimate is forwarded to the Nevada State Demographer who uses the information to generate a population estimate that is sanctioned by the Governor and used for various state and local programs, including revenue sharing. The table shows the population by Council Ward. [G_W](#)



* Council Ward Redistricting occurred between estimates.

** New Persons Per Household (PPH) and Occupancy Rates from recent Census

Prior to 1999 there were four Council Wards. Data reflects population after new Wards were added.

City of Las Vegas

Department of Planning

333 N. Rancho Drive

Las Vegas, NV 89106

(702) 229-6301

FAX (702) 474-7463

TDD (702) 386-9108

Las Vegas City Council

Mayor Carolyn G. Goodman

Mayor Pro Tem Stavros S. Anthony, Ward 4

Councilwoman Lois Tarkanian, Ward 1

Councilman Steven D. Ross, Ward 6

Councilman Ricki Y. Barlow, Ward 5

Councilman Bob Coffin, Ward 3

Councilman Bob Beers, Ward 2

City Manager

Elizabeth N. Fretwell

Deputy City Managers

Orlando Sanchez, Scott D. Adams

Chief Officer, Internal Services

Mark R. Vincent

Department of Planning

Director Flinn Fagg, AICP

GROWTH WATCH is published quarterly by the city of Las Vegas Department of Planning.

Denise Kaplan, editor

Rita Schoonmaker, layout and design

Richard Wassmuth, quarterly charts

Contributors

City of Las Vegas

Department of Planning

Dave Cornoyer

Courtney Mooney, AICP

Doug Rankin, AICP

Victoria Rosemore

Fred Solis, AICP

Richard Wassmuth

Photos by

City of Las Vegas

Department of Planning

Office of Communications

For a subscription or more information on Department of Planning publications and map services, call (702) 229-6301 or e-mail us at: planning@lasvegasnevada.gov

Find us at: www.lasvegasnevada.gov/Planning



/CITY OF LAS VEGAS